# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/07 10:41 2 pgs
Fees:13.00 Taxes:599.40
20071226-0147038

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Olivia J. Dunkle | New Owner | Map 82-2 |
| (NAME) | (NAME) | |
| 411 Scott Avenue | | Parcel 257 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELISE L. MOORE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLIVIA J. DUNKLE, A SINGLE PERSON AND BRIAN BREAGEL, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lots Nos. 1 and 2 on the unrecorded plan of resubdivision of Lots Nos. 16 and 17 on the original plan of Brownsville of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lots Nos. 1 and 2 on the unrecorded plan of a resubdivision of Lots Nos. 16 and 17 on the original plan of Brownsville, front 50 feet on the westerly margin of Scott and extends back 155 feet to a deal line which measures 50 feet.

Being the same property conveyed to Elizabeth G. Burton and Elise L. Moore, as joint tenants with right of survivorship, by deed from Edna Bailey, unmarried of record in Instrument #20010417-0037593, Register's Office for Davidson County, Tennessee. Elizabeth G. Burton has since died vesting title solely in Elise L. Moore.

This conveyance is subject to (a) 2007 real property taxes and (b) all matters appearing on the plan of record in Book 21, page 9, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 411 Scott Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of December, 2007.

Elise L. Moore by Kevin D. Montgomery, Atty in Fact

Elise L. Moore, by Kevin D. Montgomery, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of December, 2007, before me personally appeared Kevin D. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elise L. Moore, and who acknowledged that he executed the same as the free act and deed of Elise L. Moore.

Witness my hand and official seal at Nashville, Tennessee this 17th day of December, 2007.

Commission expires:

Kathy Snider

Notary Public




Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212